

## **Hawaiian Paradise Park Owners Association Membership Meeting Minutes of February 26, 2012**

I. **Call to Order.** President June Conant called the meeting to order at 3:00 pm. Elizabeth Weatherford served as Secretary. Quorum was established.

II. **Roll Call.**

- a) **Members.** Al Bandur, Feliza Batad, Lawrence Brennan, Leilani Bronson-Crelly, Katherine Brown, Harold Ching, June Conant, Steven Crawford, David Cronister, Teresa Cronister, Barbara Croteau, Jim Crow, Madge Crow, Bruce Derrick, James DeVincent, Mary DeVincent, John Endriss III, Leslie Estep, Kelly Finn, David Fithian, Joan Galante, Francis Ganon, Cathy Garcia, Gilbert Garcia, Pam Hanor, John Hanor, Roger Hanson, Terry Hollembaek, Gregg Hummer, Nancy Jenkin, Tom Jennings, John Jones, Barbara Kahn-Langer, Richard Koval, Ken McGilvray, Denis Mee-Lee, Evan Mee-Lee, Mike Mentnech, Julie Miller, Derrick Moreira, Leslie Pedersen, Det Picher, Tom Picher, Verne Presnall, Carl Ritchie, Barbara Robertson, David Rogers, Larita Rogers, John Seastrom, Reijo Sillanpas, Tommy Spencer, Steven Stein, Margaret "Peggy" Stevens, Mayelin Stillwell, Judy Sumter, Samuel Toler Jr., Sondra Vlasaty, Allen Dale Watson, Elizabeth Weatherford, James Weatherford
- b) **Guests.** Councilman Fred Blas, Greggor Ilagon, Mr. Scott Reilling, General Manager and Recording Secretary, Denise Warner.

III. **Agenda.** The agenda was amended and approved.

*Barbara Kahn Langer moved to approve the agenda as amended. Seconded. Motion adopted by majority vote.*

IV. **Guest Speaker – Councilman Fred Blas – HPP’s Needs.** Mr. Blas highlighted several projects underway in the Puna District. He suggested that HPP roads could be dedicated to the county and that HPP could install cell towers to provide service and earn income. He encouraged Members to feel free to call his office to talk about HPP’s needs.

V. **Minutes.**

- a) Membership Meeting Minutes of October 30, 2011 were approved.

*Elizabeth Weatherford moved to accept the Minutes of October 30, 2011. Seconded. Approved by majority vote. Motion carried.*

VI. **Owner Input.**

- a) **Elizabeth Weatherford** – encouraged Members to sign up to form a committee to help develop a walking and cycling path. She further noted that approximately \$100,000/year is being spent on removal of Albizia trees, and suggested that Members sign up if they are interested in the cut trees which can be chipped or cut

into useable sized logs. She also asked for support to help control speeders on Hwy 130.

- b) James Weatherford – spoke as a resident and a candidate for Hawaii County Council District 4. He asked the Board consider planning a candidate forum.
- c) Bruce Derrick – referenced the Minutes of Sept 2011 wherein dust liability was said to lie with land owners, and asked the Board for a copy of specific correspondence from Mr. Cooper.
- d) Michael Mentnech – asked if the County is unwilling to take over the roads or if the HPPOA has refused to hand them over. June Conant responded that Increment I is a shared ownership among all owners. Increment II which is principally Maku'u Rd. is owned by the Association. HPPOA is willing to pursue County ownership of Maku'u Road at this time.
- e) Steven Stein – spoke as a candidate for HPP District 3 and asked about the change in the President, the fugitive dust issue and road maintenance issues on the dead end roads, as well as why there is no fuel log for vehicles being used by HPPOA.
- f) Larita Rogers – asked why the Board promised that the dead end roads would be paved when there is no plan to do so, and suggested the Board Members be replaced.
- g) Samuel Toler, Jr. – also commented that if the dead end roads will never be paved, a fugitive dust claim will be filed.
- h) Peggy Stevens – noted that the present Board has not been responsible for HPPOA's decision to implement the paving bond, but they have endeavored to select roads based on the criteria already established.
- i) Bruce Derrick – noted that he had heard at several Board and Association Meetings that all roads would be paved.
- j) Les Pedersen – spoke as a former Board Member who was present when the bond was originated and approved by the Membership. He noted that it was always the plan to pave as many roads as possible, but it was never guaranteed that all roads would be paved with those monies. He addressed the need for the Membership to develop a long term plan.
- k) Leilani Bronson Crelly – noted that the 12M bond requires an increase in road maintenance fees by 10% until 2014. She suggested that the Membership develop a plan along with the Board to deal with the issue that dead end roads may not get paved.
- l) Larita Rogers – asked the Membership develop a plan to have their roads paved.
- m) Barbara Kahn-Langer – spoke as a resident on a dead end road. She noted that the criteria for paving have been discussed previously on several occasions both at Board Meetings and General Membership Meetings. She asked the Membership to

be respectful of the Board Members who work as volunteers and are trying to make the best use of the \$12M bond monies to pave as many roads as possible based on exacting criteria.

- n) Harold Ching – asked why one set of the Minutes does not reflect a loud outburst, why there is still a conflict of interest, and stated that there is no \$12.50/ton from Puna Rock. He also encouraged Members to approach him for information on filing a claim for fugitive dust.
- o) Greggor Ilagon – spoke as a candidate for Hawaii County Council District 4 and asked for more information about the fugitive dust issue.
- p) Larita Rogers – apologized to the Board and asked for action on the dead end roads.

**VII. Treasurer’s Report.** The Treasurer’s Report was available upon check-in. Mr. McGilvray, Treasurer presented the report to the members. He noted that deed restrictions do not allow for commercial use of the 20 acre lots, so a cell tower could not be installed.

Due to the comments from the Membership, he noted that information on the \$12M bond can be found on the HPPOA website. He clarified that the original \$12M bond was approved overwhelmingly by the Membership. He noted that the bond was never a guarantee that all roads would be paved; and, a criterion has been set up to determine which roads should be paved first, such as the residential density, amount of traffic and cost of maintenance.

With respect to the road fees, the annual 10% increase in road fees is locked in until the Board meets in November 2012. At that time, the Board can determine if an annual increase is needed and at what percentage.

He noted that collections on overdue road fees are increasing and those owing over several years are being pursued by the attorney.

Total Construction Fund	\$4,237,992.39
Total Checking/Savings and Construction Funds	<b>\$8,238,064.84</b>

**VIII. General Manager’s Report.** The General Manager’s Report was available upon check-in. Mr. Reilling reviewed the General Manager’s Report, including projects completed and underway. He noted that field staff has completed OSHA safety training and First Aid and CPR training have been completed by all employees. He added that hauling and materials costs have been lowered, which allowed for the purchase a roto grader attachment to the Motor Grader. The hot sealing machine has been working well in sealing the cracks in the existing paved roads, which will also lengthen the life of the roads.

**IX. Committee Reports.**

- a) Neighborhood Watch. - Peter Houle, Chair, encouraged members to form more block watches. He noted that burglaries have decreased from approximately 50 burglaries a month to the current statistic of one burglary a month.

- b) Nominating Committee – Elizabeth Weatherford noted that candidates are needed for Districts 2, 3 and 4 and applications must be submitted by 4:30 p.m. on March 16<sup>th</sup>, 2012.
- c) Park – Peggy Stevens encouraged Members to volunteer for the Committee in order to strategize about developing a park within HPP.
- d) Paving – Scott Reilling spoke on behalf of the Committee and reviewed the progress made by Yamada and Sons in Phase IV.
- e) Puna Makai Alternate Route – James Weatherford updated the Members on the Planning Department’s preliminary ideas for the development of an alternate route. He presented the results of the preliminary survey.
- f) Road, Traffic, Safety Committee – Leslie Estep encouraged Members to join the Committee. She noted that easements are getting jammed up with rock walls, trees, etc. and they need to be cleared. She encouraged Members to share the road with pedestrians and cyclists, especially on roads with very little easements, like on the corner of Paradise Ala Kai.

**X. Unfinished Business.**

- a) Response to Owner Input – see the HPPOA website.

**XI. New Business.**

- a) Increase in fees for lots with special permits – June Conant noted that the original bylaws and those of 2001 allow for an increase in fees for those lots whose enterprises cause a steady increase in traffic. She asked Members to sign up to help form a committee to address this issue.
- b) HB 1626 Fuel Tax Initiative – June Conant asked Members to show support for the bill by signing a petition.
- c) Proposal to install Metro Count devices on the four main roadways – Barbara Kahn-Langer proposed that the Membership assign the General Manager to install metro Count traffic counting devices at the top of the four main roads of HPP to determine and document the peak traffic counts. The General Manager noted that the counters are not currently working correctly.

*Barbara Kahn-Langer moved that the General Manager be assigned the task to install the Metro Count devices owned by HPPOA onto the four main roads of the Park (Shower Dr., Kaloli Dr., Paradise Dr. and Maku’u Dr.) at the top of each roadway, during a.m. (morning) and p.m. (afternoon) peak hours and submit the findings at the next General Membership Meeting on June 24, 2012. Seconded.*

*Ken McGilvray moved to add 29<sup>th</sup> and 30<sup>th</sup> from Kaloli to the Highway. Seconded. Motion adopted by majority vote.*

*Barbara Croteau amended the motion to include three samples from three different times in three different weeks and three different months wherein there is no holiday scheduled. Seconded. Discussion ensued. Motion adoption by majority vote.*

*Discussion ensued on the amended motion: to assign the General Manager to install the Metro Count devices owned by HPPOA onto the four main roads of the Park (Shower Dr., Kaloli Dr., Paradise Dr. and Maku'u Dr.), and on 29<sup>th</sup> and 30<sup>th</sup> from Kaloli to the Highway at the top of each roadway, during a.m. (morning) and p.m. (afternoon) peak hours, and to include three samples from three different times in three different weeks and three different months wherein there is no holiday scheduled and submit the findings at the next General Membership Meeting on June 24, 2012. The motion was adopted by a majority vote.*

**XII. Announcements.**

- a) The next Membership Meeting: June 24, 2012 at the Activity Center at 3:00 pm.

**XIII. Adjournment.**

The President adjourned the meeting at 5:30 p.m. *Dale Watson moved to adjourn. Seconded. Motion adopted by general consent.*

Respectfully Submitted and Approved:

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Denise Warner, Recording Secretary

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Date

\_\_\_\_\_  
Elizabeth Weatherford, Secretary

\_\_\_\_\_  
Date

**Motions Log**

*Elizabeth Weatherford moved to accept the Minutes of October 30, 2011. Seconded. Approved by majority vote.*

*The following motion was adopted by a majority vote: To assign the General Manager to install the Metro Count devices owned by HPPOA onto the four main roads of the Park (Shower Dr., Kaloli Dr., Paradise Dr. and Maku'u Dr.), and on 29<sup>th</sup> and 30<sup>th</sup> from Kaloli to the Highway at the top of each roadway, during a.m. (morning) and p.m. (afternoon) peak hours, and to include three samples from three different times in three different weeks and three different months wherein there is no holiday scheduled and submit the findings at the next General Membership Meeting on June 24, 2012.*